

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 6, 2003**

PRESENT: Frank de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Smyth noted that the Policy and Procedures Committee had met on Thursday, February 20, 2003 to discuss the Zoning Ordinance Work Program. She MOVED THAT THE PLANNING COMMISSION RECOMMEND (TO THE BOARD OF SUPERVISORS APPROVAL OF) THE WORK PROGRAM WITH THE MODIFICATIONS OUTLINED IN THE MEMO DATED FEBRUARY 21, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Commissioner de la Fe, citing affidavit problems, MOVED TO DEFER THE PUBLIC HEARING ON SE-2002-HM-041, GREATER ATLANTIC BANK, TO APRIL 10, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Commissioner Smyth announced that the Policy and Procedures Committee would hold a meeting on Wednesday, March 12, 2003, at 7:30 p.m. in the Board Conference Room to receive a briefing from Department of Transportation staff on parking in townhouse communities. She noted that the public was invited.

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Commissioner Smyth announced her intent to defer the public hearing on RZ-2002-PR-031, Ernesto V. and Nila M. Castro, from Thursday, March 20, 2003 to an undetermined date in early April.

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Commissioner DuBois announced that 2232-D02-4 and SEA-87-D-020, Verizon Virginia, were scheduled for decision only tonight, but had been withdrawn by the applicant.

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ-2001-DR-038, FAIRFAX COUNTY PARK AUTHORITY, RZ-2001-DR-013 AND SEA-97-D-038, TRUSTEES OF TEMPLE RODEF SHALOM, TO A DATE CERTAIN OF JUNE 11, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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On behalf of Commissioner Alcorn, Commissioner DuBois noted that inclement weather had forced cancellation of two Environment Committee meetings on the Chesapeake Bay Ordinance Amendments and necessitated further deferral of the decision on these amendments. She therefore MOVED THAT THE PLANNING COMMISSION AGAIN DEFER ITS DECISION ON THE PROPOSED CHESAPEAKE BAY ORDINANCE AMENDMENTS FROM THE PREVIOUSLY ANNOUNCED DATE OF WEDNESDAY, MARCH 12, 2003 TO THURSDAY, APRIL 10, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

Commissioner DuBois further MOVED THAT THE BOARD ALSO BE REQUESTED TO DEFER ITS PUBLIC HEARING FROM MARCH 24, 2003 TO APRIL 28, 2003, PENDING RECEIPT OF THE COMMISSION'S RECOMMENDATIONS.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Also on behalf of Commissioner Alcorn, Commissioner DuBois announced that the Environment Committee would meet on Wednesday, March 19, 2003 at 7:00 p.m. to continue its discussions on the Chesapeake Bay Ordinance Amendments. She noted that, if needed, an additional meeting would take place on Wednesday, April 2, 2003 at 7:00 p.m.

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Commissioner DuBois announced that the Capital Improvement Program (CIP) Committee would meet on Wednesday, March 26, 2003 at 7:30 p.m. to formulate a Committee recommendation on the CIP. She added that a CIP workshop would be held on Thursday, March 13, 2003; the public hearing on Thursday, March 20, 2003 and a markup session on Thursday, April 3, 2003.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON PCA-1999-SU-043 AND FDPA-1999-SU-043, KUSTOM KASTLES LLC, TO A DATE CERTAIN OF MARCH 19, 2003.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE-2002-SP-025, FAIR OAKS CHILD DEVELOPMENT CENTER, TO A DATE CERTAIN OF APRIL 2, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. SE-2002-BR-044 - RAVENSWORTH BAPTIST CHURCH
AND ANNANDALE PLAY-CARE, INC.

2. PCA-91-S-009 - MICHAEL AND BUFFA HARGETT

This order was accepted without objection.

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SE-2002-BR-044 - RAVENSWORTH BAPTIST CHURCH AND ANNANDALE PLAY-CARE, INC. - Appl. under Sect. 3-304 of the Zoning Ordinance to permit existing church with child care center to increase enrollment and to amend development conditions. Located at 5100-A Ravensworth Rd. on approx. 4.54 ac. of land zoned R-3. Tax Map 70-4 ((6)) A. BRADDOCK DISTRICT. PUBLIC HEARING.

Ms. Lolita Robinson, representing Annandale Play-Care, Inc., reaffirmed the affidavit dated July 1, 2002. There were no disclosures by Commission members.

Mr. Fran Burnszynski, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Mr. Burnszynski responded to questions from Commissioner Harsel regarding the ages of children enrolled in the day care center, the pick-up procedure, parking provided, the date of the latest development conditions and summer camp restrictions.

Ms. Robinson explained that Annandale Play-Care was currently operating at two locations in the area, but due to the non-renewal of the lease at one location, would now be concentrating its operation at the Ravensworth Baptist Church. She added that the Ravensworth site was currently allowed an enrollment of 60 children and wished to increase that number to 90.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission or closing staff remarks, therefore he closed the public hearing and recognized Commissioner Harsel for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2002-BR-044, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 3, 2003.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REAFFIRMATION OF THE MODIFICATIONS OF THE TRANSITIONAL SCREENING AND WAIVERS OF THE BARRIER REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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In the absence of the Vice Chairman, prior to the hearing of this case in the Springfield District, Secretary Harsel assumed the Chair.

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PCA-91-S-009 - MICHAEL AND BUFFA HARGETT - Appl. to amend the proffers for RZ-91-S-009 to permit modification of proffers for existing residential development at a density of 1.4 dwelling units per acre (du/ac) with no new construction. Located on the N. side of Ox Rd., approx. 450 ft. W. of its intersection with South Run Oak Dr. on approx. 1.83 ac. of land zoned R-2. Comp. Plan Rec: 0.5-1 du/ac. Tax Map 97-1 ((10)) 1. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Michael Hargett, applicant, reaffirmed the affidavit dated January 27, 2003. There were no disclosures by Commission members.

Ms. Kristen Abrahamson, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Hargett declined to make a presentation.

Secretary Harsel called for speakers from the audience, but received no response. She noted that no rebuttal was necessary. There were no comments or questions from the Commission or closing staff remarks, therefore she closed the public hearing and recognized Commissioner Murphy for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-91-S-009.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Chairman Murphy resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 8:45 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Gloria L. Watkins

Approved on: March 17, 2005

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission